



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 19, 2013

1302-PUD-02

Exhibit 1

Petition Number: 1302-PUD-02

Petitioner: Throgmartin-Henke Development, LLP

Representative: Charlie Frankenberger and Jon Dobosiewicz, Nelson & Frankenberger

Request: An amendment to the Bridgewater PUD to replace the landscape buffer provisions (Section 11.H) applicable to the eastern perimeter of Parcel M4.

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: 9.44 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Bridgewater PUD Amendment Ordinance 13-06, 02/12/13
4. Proposed Bridgewater PUD Amendment Exhibit A (Redline), 02/12/13
5. Bridgewater PUD Ordinance (Ord. 06-49)

Staff Reviewer: Sarah L. Reed, AICP

Petition History

This petition was introduced at the January 14, 2013 City Council meeting and appeared before the Technical Advisory Committee on January 22, 2013. It received a public hearing at the February 4, 2013 Advisory Plan Commission (the "APC") meeting.

Procedural

The recommendation from the APC to the City Council may be made at the February 19, 2013 APC meeting.

Project Overview

Project Location

The subject property is approximately 9.44 acres in size and is located at the northeast corner of 146th Street and Carey Road, within the commercial area of the Bridgewater PUD (the “Property”).

Project Description

The proposal is to amend the Bridgewater PUD to replace the landscape buffer provisions (Section 11.H) applicable to the eastern perimeter of Parcel M4. The amendment will allow for the preservation of existing trees, and require additional new trees and shrubs, and a masonry wall. A full summary of the proposal can be found in Exhibit “A” of the proposed PUD amendment (see Exhibit 3).

Modifications since the February 4, 2013 APC Meeting

In response to negotiations with the five (5) neighboring property owners along the eastern boundary line, the petitioner has modified the Proposal. The changes are highlighted below (see Exhibit 4 for a redline version of the Exhibit “A” changes):

- Masonry wall standards were expanded
 - Tree preservation and landscaping standards were expanded
 - Additional standards were developed for a wood fence at the northern end of the proposed masonry wall.
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Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the northeast corner of 146th Street and Carey Road (the "Bridgewater Center") as "Local Commercial". The Comprehensive Plan suggests effective buffering between commercial uses and adjacent residential uses and preventing commercial uses from encroaching into residential areas. The Proposal is for the enhancement of the buffer between the commercial area and the adjacent residential uses.

2. Current conditions and the character of current structures and uses.

The Property is vacant, but is platted for commercial development.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan, which establishes desirable land use policies for future growth, identifies that local commercial development is appropriate in this area of the community. This area is platted for commercial development. However, the Proposal is for a landscape buffer, not for a particular use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a neutral impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. However, the Proposal is for a landscape buffer, not for a particular development project.

Staff Comments

Forward 1302-PUD-02 to the City Council with a favorable recommendation.